

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

November 29, 2006

The Smithfield Zoning Board of Review and The Smithfield Board of Appeals public hearings will be held on Wednesday November 29, 2006, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I Communications

II Old Business

III Public Hearing

06-063

Steven & Lisa Bailey as applicants and owners of property located at 156 Stillwater Road, listed as Lot 11 on Assessor's Plat 21 are seeking a Variance to deviate from Section 5.3.4 Buffers to construct a single family dwelling in an R-20 District under the Zoning Ordinance.

06-064

Thomas Menard as applicant and owner of property located at Menard Lane, listed as Lot 240 on Assessor's Plat 49 is seeking a Variance to deviate from Section 5.3.4 Buffers to construct a single family dwelling in an R-80 District under the Zoning Ordinance.

06-065

Richard Almonte as applicant and owner of property located at 317 Old County Road, listed as Lot 59 on Assessor's Plat 51 is seeking a Special Use Permit under Section 4.3.B.1 and Section 4.4.B.1 to construct an accessory family dwelling unit in an R-20 District under the Zoning Ordinance.

06-066

Dattco, Inc as applicant and Dolly's Landing LLC as owner of property located at 10 Lark Industrial Parkway, listed as Lot 41 on

Assessor's Plat 37 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct an addition in an Industrial District under the Zoning Ordinance.

06-067

SAG Investments, LLC as applicant and owners of property located at George Washington Highway and Douglas Pike, Pole 33, listed as Lots 89 and 89A on Assessor's Plat 46 are seeking Variances to deviate from Sections 5.4 Table 1 Dimensional Regulations, Section 7.2.C Location of Parking Uses, Section 7.4.C Schedule of Off Street Parking Requirements Office, and Section 4.4.L.6 Restaurant and Entertainment Uses Permitted A (1), A (2), and A (5) to construct two office buildings, one containing a restaurant, in a Planned Corporate District under the Zoning Ordinance.

06-068

Omnipoint Communication, Inc. a wholly owned subsidiary of T-Mobile USA, Inc. as applicant and Free Will Baptist Church as owner of property located at 582 Putnam Pike, listed as Lot 8 on Assessor's Plat 7 are seeking a Special Use Permit under Section 4.3

Table of Uses and Section 4.4.G.26 Communication Antenna(s) to install a wireless communications antenna in a Village District under the Zoning Ordinance.

06-069

Robert and Lisa Richards as applicants and owners of property located at 180 Pleasant View Avenue, listed as Lot 36 on Assessor's Plat 19 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations to create a new lot in an R-20 District under the Zoning Ordinance.

06-070

Gerald Poirier as applicant and owner of property located at 1336 Douglas Pike, listed as Lot 46 on Assessor's Plat 49 is seeking a Variance to deviate from Section 6.7 Non-Permanent Structures to allow storage containers in an R-80 District under the Zoning Ordinance.

IV Other Business

04-082

**Steven and Lynda Lisker as applicants and owners of property located at 697 Putnam Pike,
listed as Lot 17 on Assessor's Plat 4 are seeking an Extension to A
Previously Granted Resolution
to construct a mixed use building consisting of two (2) offices and**

two (2) apartments with garages.

V The Smithfield Board of Appeals will convene to hear the following appeals

06-048

Raymond & Geraldine DeAngelis as applicants and owners of property located at Burlingame Road, listed as Lots 30 on Assessors Plat 49A have filed an Appeal from the Planning Board's decision to deny a major subdivision in an R-80 District under the Zoning Ordinance.

06-053

Express Automotive Services, Inc. d/b/a/ Wizard Of Carz as applicant and RMR Property Management, LLC as owner of property located at 49 Cedar Swamp Road, listed as Lot 17 on Assessor's Plat 43 are seeking an Appeal from the decision of any zoning enforcement agency or officer in a Commercial District under the Zoning Ordinance.

06-054

Michael J. Romeo and Roxanne G. Romeo as applicants and owners of property located at 940 Greenville Avenue, listed as Lot 26 on Assessor's Plat 5 are seeking an Appeal of the Zoning Official's decision in an R-20 District under the Zoning Ordinance.

06-071

Burlingame Estates, LLC as applicant and Lees Farm Commons, Inc. as owners of property located at Log Road, Burlingame Road, and Cedar Forest Road, listed as Lots 6B,161,161A & 161B on Assessor's Plat 49 and Lots 50 and 51 on Assessor's Plat 50 have filed an Appeal from the Planning Board's decision to deny an extension of master plan approval.

06-072

Walter P. Marchetti as applicant and owner of property located at 18 Adelaide Avenue, listed as Lot 34-A on Assessors Plat 29 has filed an Appeal from the Planning Board's decision to deny master plan approval.

VI Deliberations

VII Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TT